

MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, APRIL 13, 2010

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
LOWER LEVEL CONFERENCE ROOM
3275 POST ROAD
WARWICK, RI 02886

Review and acceptance of minutes for the hearing of March 2, 2010

Petition #9733 Ward 1

The petition of Robert & Deborah Handfield, 14 Adams Street, Warwick, RI, for a request for a dimensional variance to legalize in-law apartment located in existing dwelling, apartment being larger than allowed with less than required rear yard setback, southerly side of Adams St. (14), Warwick, RI, AP 293, Lots 746 & 747, zoned Residential A-7.

Petition #9820 Ward 1

The petition of Glenn & Joanne Jones, 6 General Hawkins Drive, Warwick, RI, for a request for a dimensional variance to construct a second floor addition on existing single-family dwelling, proposed addition having less than required front street and side yard setbacks, subject property being an undersized non-conforming lot, southerly corner of General Hawkins Drive (6) and Gaspee Point Drive, Warwick, RI, Assessor's Plat 304, Lot 115, zoned Residential A-7.

Petition #9822 Ward 6

The petition of Jeanne & Dr. Harry Pass, 1020 Buttonwoods Avenue, Warwick, RI, for a request for a dimensional variance to construct a second story addition on existing

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garage, proposed addition having less than required side yard setback, northerly side of Buttonwoods Ave. (1020), Warwick, RI, AP 373, Lot 262, zoned Residential A-15.

Petition #9823 Ward 7

The petition of Michael & Tracy Gannon, 142 Chapmans Avenue, Warwick, RI, for a request for a dimensional variance to construct a second floor addition over existing attached garage, proposed

addition having less than required side yard setback, (proposed 16' x 16' family room addition to rear of dwelling in compliance with setbacks), subject property being an undersized non-conforming lot, southerly side of Chapmans Avenue (142), Warwick, RI, Assessor's Plat 267, Lot 49, zoned Residential A-7.

Petition #9824 Ward 1

The petition of Joyce Simon, 104 Rosegarden Street, Warwick, RI for a request for a dimensional variance to convert existing attached garage to living space, said garage having less than required side yard setback, subject property being an undersized non-conforming lot, southerly side of Rosegarden Street (104), Warwick, RI, Assessor's Plat 293, Lot 674, zoned Residential A-7.

Petition #9825 Ward 6

The petition of John Henry, Jr., 550 Sandy Lane, Warwick, RI, for a request for a dimensional variance to construct a 16' x 34' two story addition to existing single-family dwelling, proposed addition having less than required side yard setback, to legalize location of existing pool deck with less than required rear yard setback, southerly side of Sandy Lane (550), Warwick, RI, Assessor's Plat 350, Lot 663, zoned Residential A-10.

Petition #9756 Ward 6

The petition of Carolyn Marsella, 110 Amore Road, Warwick, RI, for a request for a dimensional variance to construct a 16' diameter pool on subject property with less than required setback from side street property line (Lorna Avenue – paper street), southwesterly corner of Amore Road (110), Janice Road and Lorna Avenue, Warwick, RI, Assessor's Plat 373, Lot 141, zoned Residential A-15.

Petition #9818 Ward 7

The petition of Seven Seas Realty, 57 Abbott Avenue, Warwick, RI, for a request for a dimensional variance to demolish existing single-family dwelling and construct a new 24' x 44' single-family dwelling, subject property being an undersized non-conforming lot, westerly side of Abbott Avenue (57), Warwick, RI, Assessor's Plat 367, Lot 453, zoned Residential A-7.

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Petition #9819 Ward 7

The petition of Damon Arpin, 13 Melbourn Road, Warwick, RI, for a request for a dimensional variance to demolish existing single-family dwelling and construct a new 28' x 41' single-family dwelling with less than required front yard setback, proposed deck having less than required front yard and side yard setbacks, northerly side of

Melbourn Road (13), Warwick, RI, Assessor's Plat 367, Lot 147, zoned Residential A-7.

Petition #9803 Ward 6

The petition of Cobalt Industries, Inc. 2465 West Shore Road, Warwick, RI, for a request for a dimensional variance to demolish existing building and garage (2457 West Shore Road) and construct an addition to existing building (2465 West Shore Rd. - Office), proposed addition having less than required front yard setback, rear yard setback, parking within buffer zone (less than required buffer), less than required landscaping and landscaped buffer and less than required off street parking, northerly side of West Shore Road (2457 & 2465), bounded by Scolly Street and Eden Street, Warwick, RI, Assessor's Plat 349, Lot 522, zoned Office and Lot 673, zoned General Business.

Petition #9816 Ward 7

The petition of Kenneth Rudman, 2789 Post Road, Warwick, RI, for a request for a dimensional variance to construct an addition on existing office building, proposed addition having less than required side yard setbacks, also to construct a handicap ramp on the north side of building, said ramp having less than required side yard setback, less than required parking, parking area having less than required setbacks from property line, subject property

non-conforming to frontage and width requirements, westerly side of Post Road (2789), Warwick, RI, Assessor's Plat 267, Lot 384, zoned Office.

Petition #9821 Ward 8

The petition of Raymond & Ann Mancini, P.O. Box 1437, 119 Hopkins Hill Road, West Greenwich and Management Property and Investment Ventures, P.O. Box 1437, 119 Hopkins Hill Road, West Greenwich, RI, for a request for a dimensional variance to demolish portion of existing building (separating to two detached buildings), reconfiguration of parking area and reconfiguration of lot lines (subdivide into two lots), with less than required side yard and rear setbacks, less than required landscaped open space, less than required landscape buffer for parking area, less than required width for ingress/egress, less than required driveway width, less than required off street parking, easterly side of Jefferson Blvd. (1202), Warwick, RI, Assessor's Plat 268, Lots 352, 371, 393-396, 398-402 & 424, zoned Light Industrial.

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Petition #9826 Ward 2

The petition of Wal-Mart Real Estate Business Trust, 2001 SE 10th Street, Bentonville, AR, for a request for a dimensional variance/modification of previous approval #7475 (Stipulation #6 – “Strict compliance with the plans and testimony presented to the Board.”) to relocate existing front entrance and reconfiguration of existing parking area, southerly side of Post Road (840), Warwick, RI, Assessor’s Plat 294, Lot 1, zoned General Business.

Petition #9817 Ward 9

The petition of Compass Properties, LLC, 190 Putnam Avenue, Johnston, RI, for a request for a dimensional variance to construct a 32’ x 26’ single-family dwelling on subject property with less than required front, side and rear yard setbacks, subject property being an undersized non-conforming lot, southerly side of Charlotte Drive (vacant lot to left of #104), Warwick, RI, Assessor’s Plat 201, Lot 196, zoned Residential A-15.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible

for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.